

Ref: APA618

Price: 295,000€



-  **Villa**
-  **Valle de Abdalajís**
-  **3**
-  **2**
-  **145m² Build Size**
-  **7,000m² Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Terrace: Yes**
-  **Parking: Yes**

We are honoured to have been instructed to offer for sale this beautiful 3 bedroom, 2 bathroom luxury country villa which holds the coveted License of First Occupation and enjoys a beautiful country setting yet is within walking distance of all of the amenities of the pueblo of Valle de Abdalajís.

Set within a plot of 7.000 m2 the 145m2 house offers accommodation distributed all on one level.





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One enters the property through double gates to a low maintenance landscaped garden area offering parking for several vehicles and hosting an attractive water feature.

One enters the house into a welcoming reception hall which leads directly through to a very spacious open plan living room/ dining / kitchen which hosts an expanse of double glazed patio doors offering , what can only be described as breathtaking views of the Andalucian countryside towards Valle de Abdalajís and access to an expansive partly covered terrace hosting a swimming pool, jacuzzi and outdoor kitchen area. 3 double bedrooms and 2 bathrooms complete the main living accommodation.

The finish of this property is of a very high standard; double glazed windows, underfloor heating, split aircon units, ceiling fans in all rooms, the open plan living area hosts an efficient pellet stove, and the kitchen is fully equipped with a new 5 burner gas cooker, dishwasher, fridge and freezer. The master bedroom benefits from an ensuite bathroom and all the bedrooms benefit from the installation low energy electric radiators.

The terrace, accessed from the living room and kitchen, offers a fantastic entertaining area where one can relax in the jacuzzi, enjoy a swim in the pool or prepare some refreshing cocktails and food in the outdoor kitchen while enjoying amazing views.

Although enjoying a lovely rural setting the property benefits from mains water and electricity and high-speed internet connection.

Sold furnished, this property is truly in " walk-in" condition and offers the opportunity to acquire a beautiful, comfortable permanent or 2nd home.

There is also an area within the land prepared with water and electricity offering the possibility of erection of a temporary structure.

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